

The City of West Plains hired Sapp Design Architects to envision a 30-year Master Plan to maximize the Civic Center for future generations.

The primary objective of the Master Plan is to determine the most effective and efficient way to provide an exemplary environment to benefit the community of West Plains. The process was initiated with an analysis of the existing facility, including both conditions and utilization. A comprehensive needs assessment was developed, and a plan for building improvements is in process.

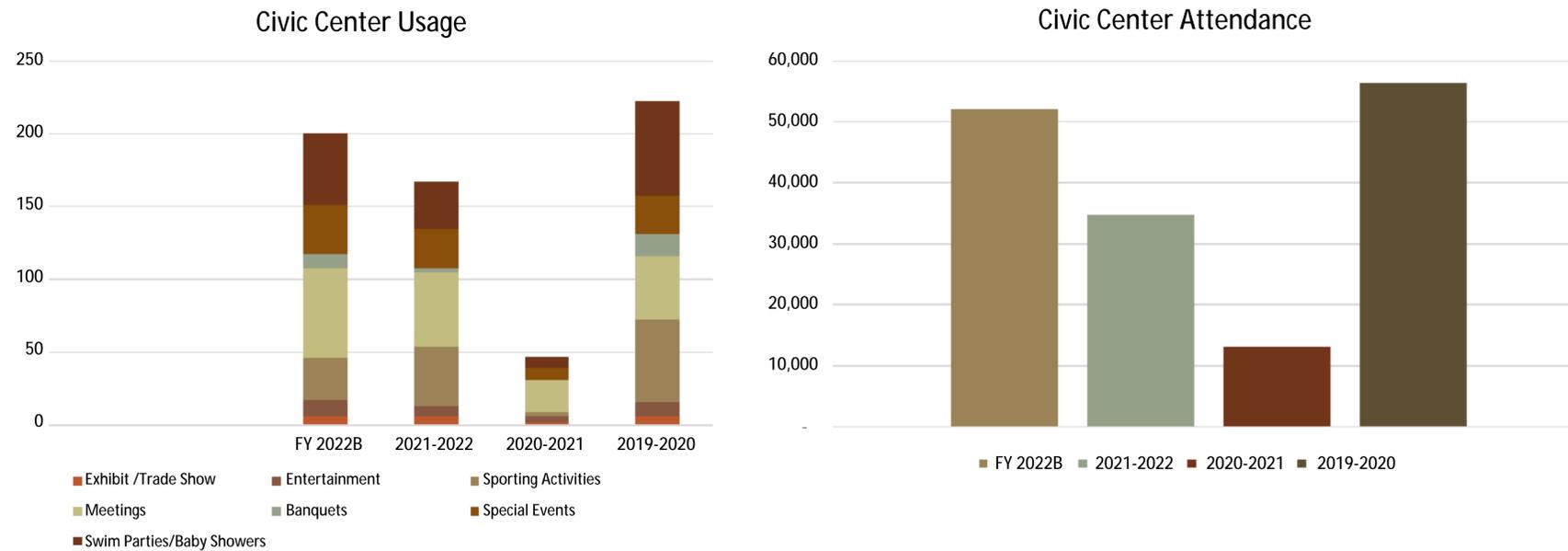
Our current objective is to gain global perspective from the community to prioritize the needs.

Once priorities are established, we will balance needs with costs and schedules to develop a final recommendation. Building improvements will likely be phased over several years.

Thank you for taking our survey!



Civic Center on a Micro Level



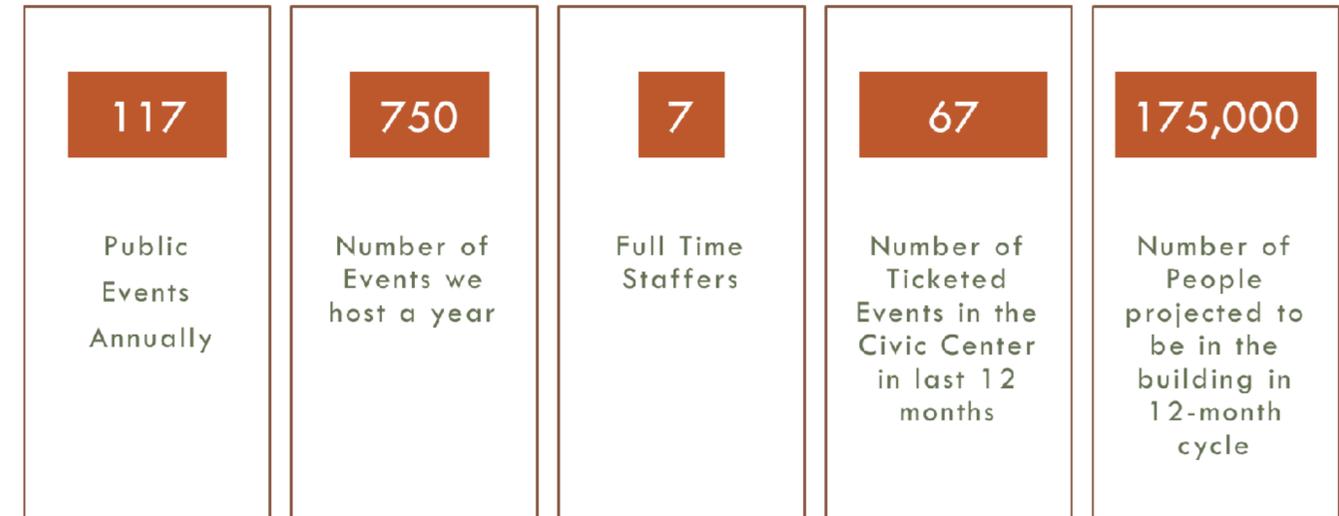
Average of 16 private events each month.

There are only 3 Saturdays over the next year that don't have something booked.

We are looking to surpass pre-pandemic booking levels in 2022.

The finishes and furniture are original to the building.

Civic Center on a Macro Level



Vision Statement:

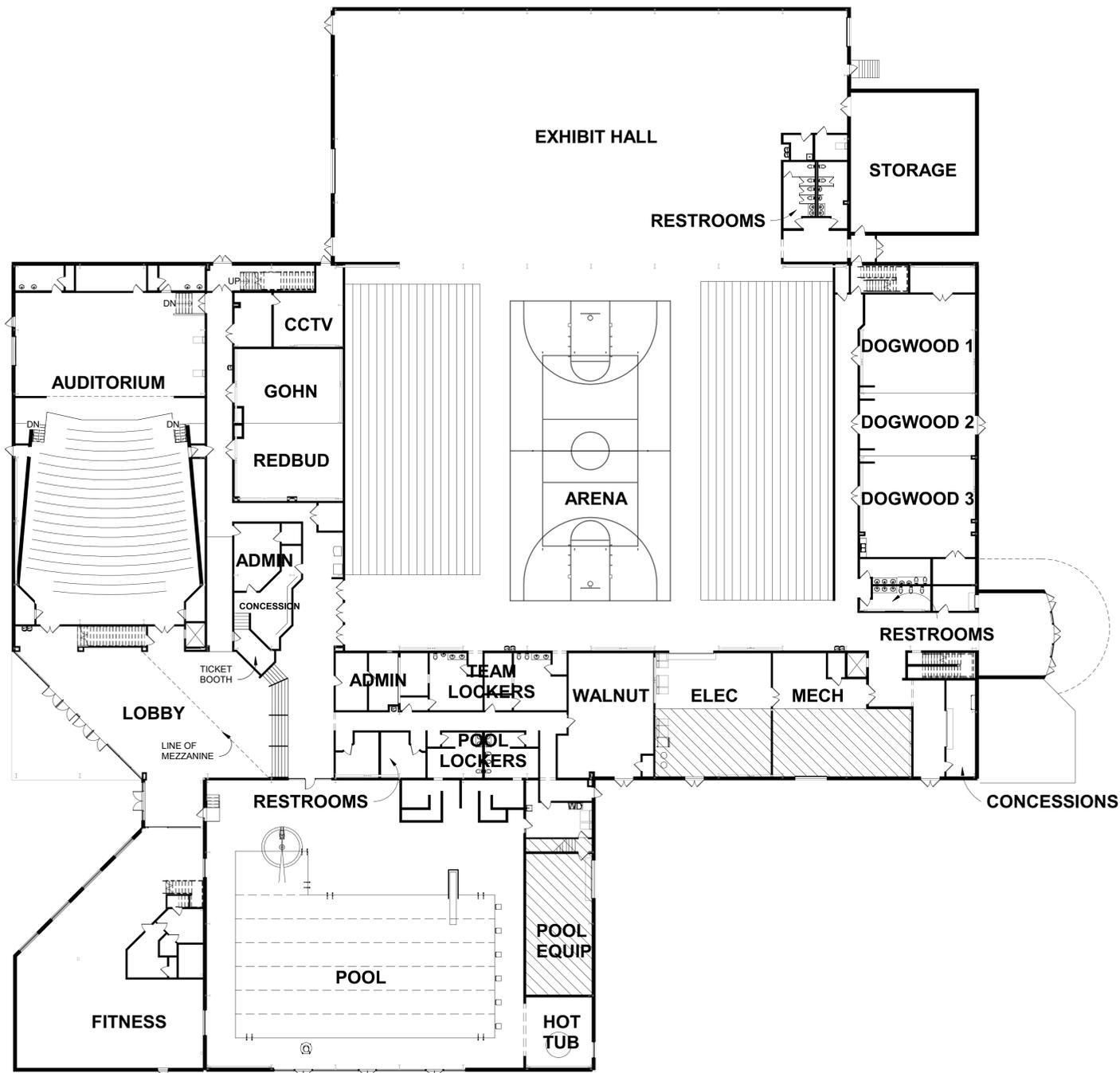
To offer diverse events that inspire, educate, or entertain all patrons in our community.

Current area is 102,000 square feet.

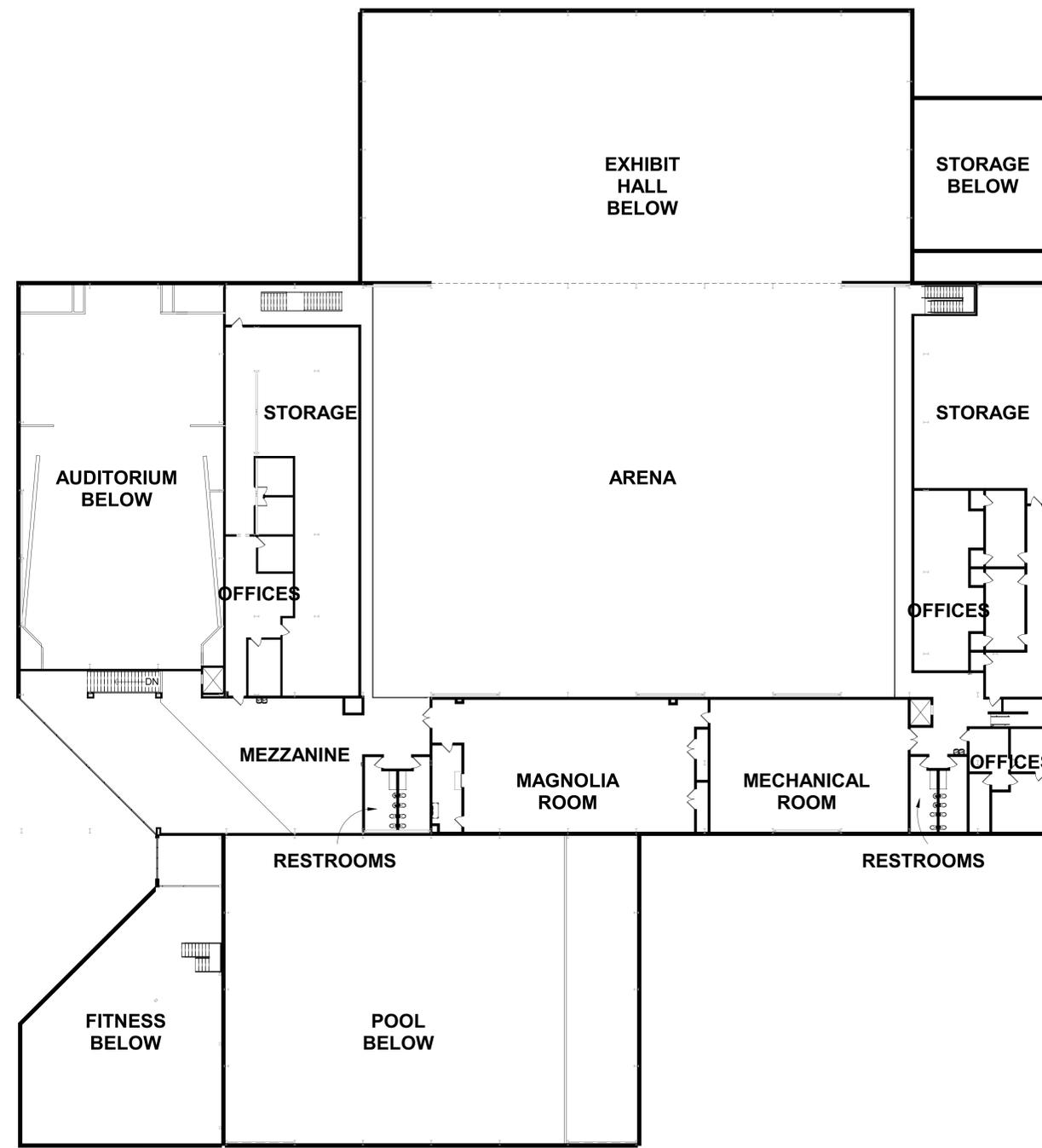
The building will be 30 years old in March 2023.

General Facility Challenges

- Not Accessible for All
- Building Circulation + Security
- Original Finishes + Fixtures
- Poor Acoustics
- A/V + Technology
- Spectator Seating
- Restroom Capacity
- Meeting Room/Event Capacity
- Athletic Support Spaces
- Concessions Queue Space



EXISTING FLOOR PLAN - MAIN LEVEL



EXISTING FLOOR PLAN - UPPER LEVEL



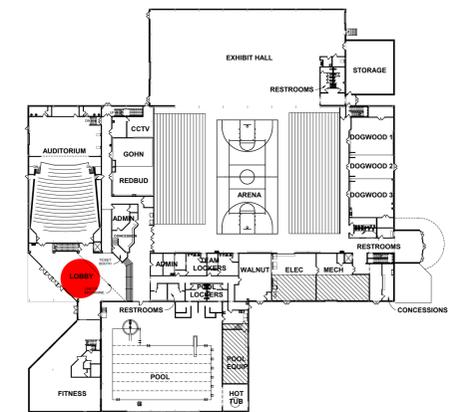
EXISTING LOBBY



TICKET OFFICE AT BACK



DAMAGED FLOORING



- Challenges**
- Way-finding.
 - Disconnected Business Office.
 - Visibility to Ticket Office.
 - Disconnected Mezzanine + Stairs.
 - Damaged Lobby flooring.
 - Original finishes.

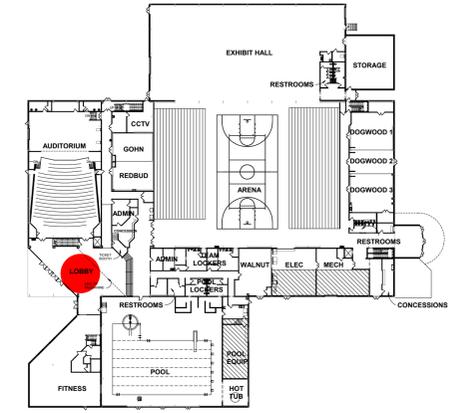


VIEW TO MEZZANINE



BUSINESS OFFICE AT BACK OF LOBBY

**EXISTING
CONDITIONS**



LOBBY: UPDATED FINISHES



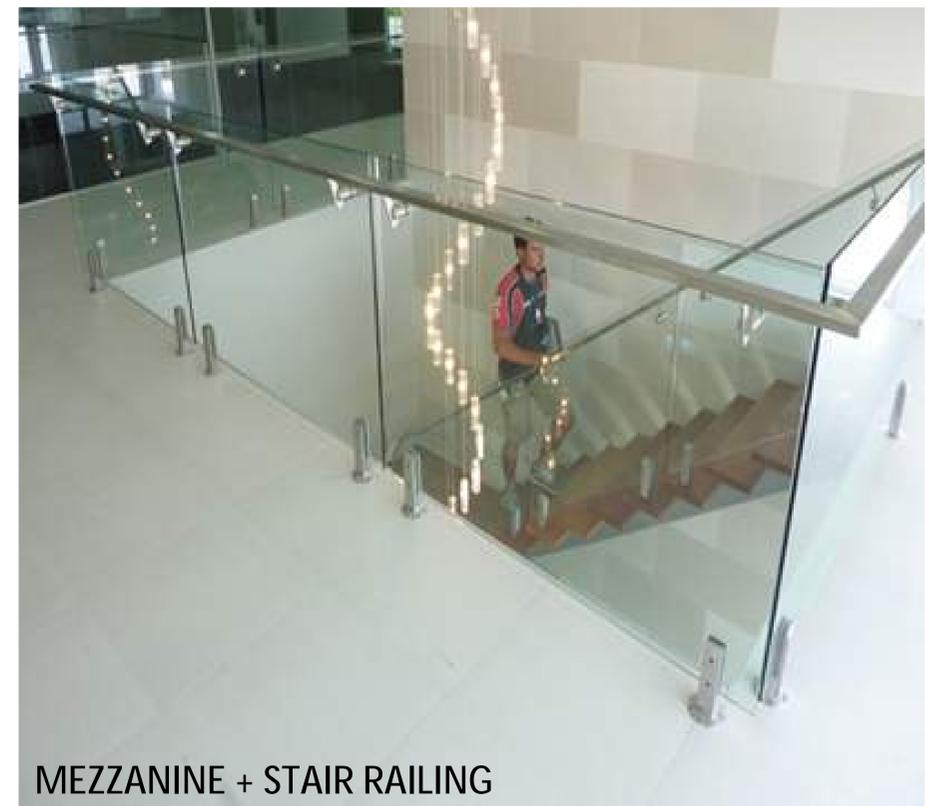
LOBBY: ELECTRONIC MESSAGE BOARDS

IDEAS

- Opportunities**
- Electronic message boards.
 - Interactive way-finding.
 - Move Business Office to front.
 - Easy access to Ticket Office from interior and exterior.
 - Visual connection to mezzanine.
 - Update finishes.

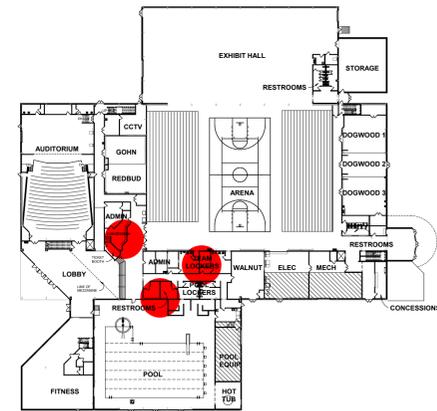


INTERACTIVE WAY-FINDING



MEZZANINE + STAIR RAILING

EXISTING CONCESSIONS



Challenges

Access east side of facility through Arena.
Access Exhibit Hall through Arena.
Business Offices are hard to find.
Concessions and restroom lines are congested during events.
Original finishes.
Cannot secure zones of the building.

Opportunities

Connect east and west sides with new corridor (renovations).
Connect Exhibit Hall to west corridor (additions).
Relocate Concessions and provide queue space to ease congestion.
Increase fixtures in restrooms to decrease lines.
Update restroom and locker finishes.
Improved security through improved circulation, creating zones that can be locked down for events.



UPDATED LOCKER ROOMS

EXISTING RESTROOMS



IDEAS

CONCESSIONS: QUEUE SPACE

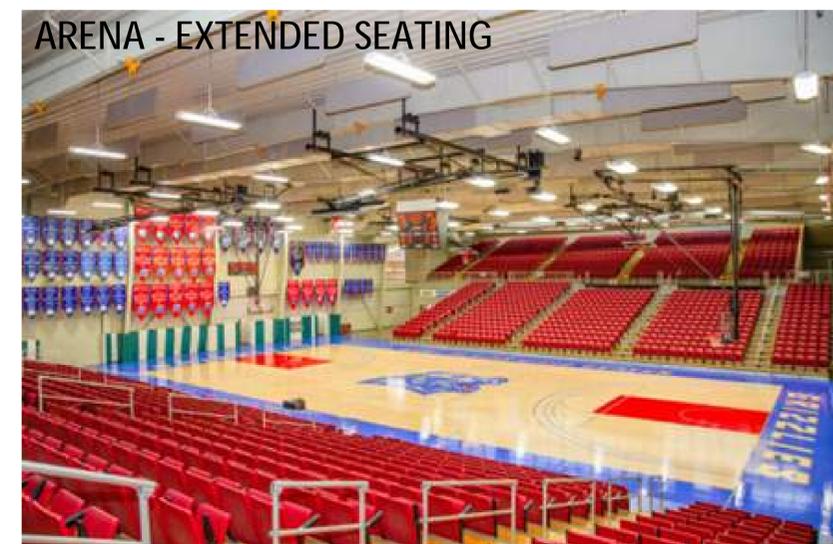
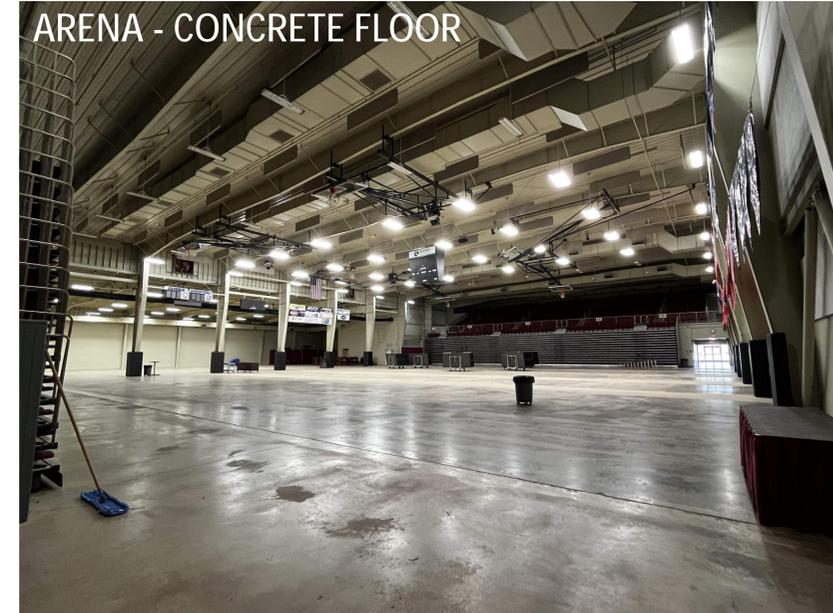


EXISTING LOCKERS

EXISTING CONDITIONS



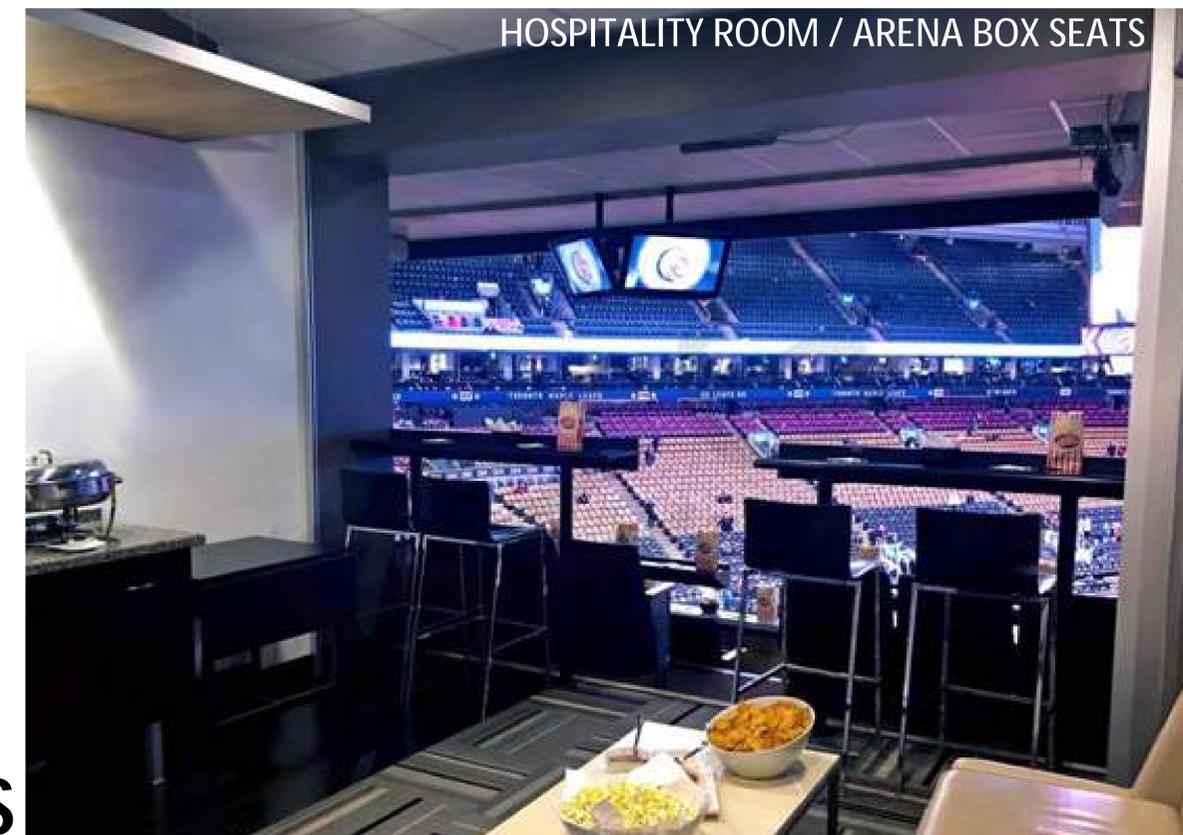
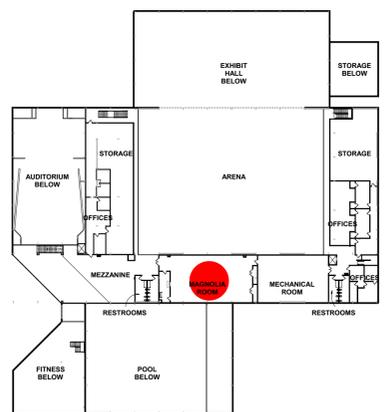
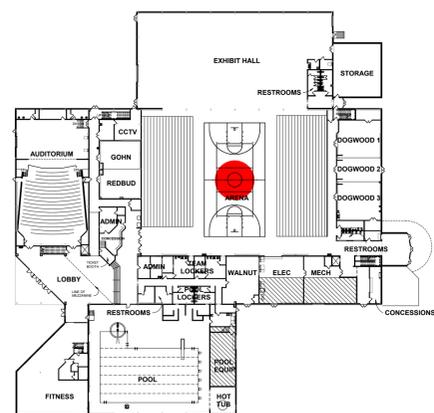
UPDATED RESTROOMS



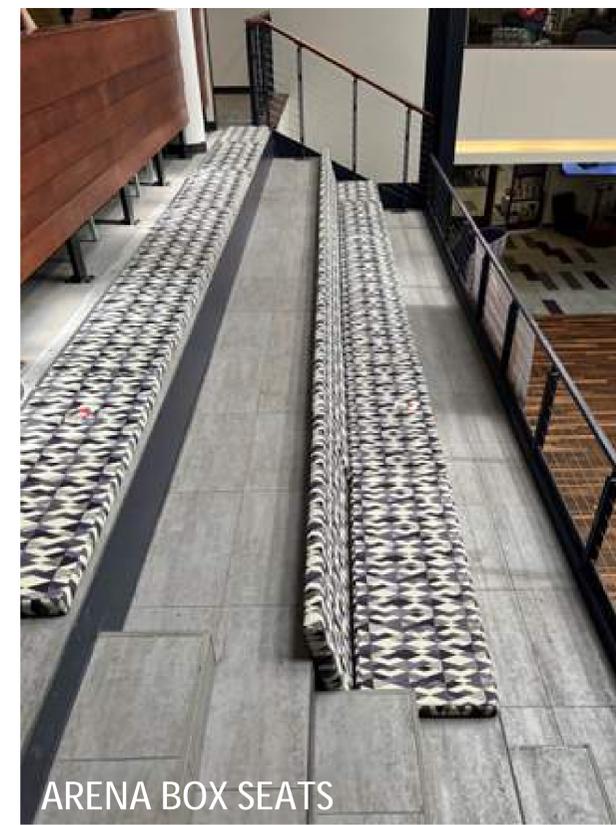
EXISTING CONDITIONS

Challenges
 Manpower to install/uninstall flooring.
 Manpower to extend/retract seating.
 Space must maintain flexibility for wide variety of events.
 Inadequate seating at large events.
 Inadequate headroom for large events.
 Stage location.
 Bleachers are noisy.
 Sports practices overlap.
 Disconnected sports storage.
 Sound transmission into Exhibit Hall.
 Acoustics at concerts/events.
 A/V + Technology.
 Original finishes.
 Access through Arena to Exhibit Hall and east side of building.

Opportunities
 Provide additional Exhibit Hall space to limit changing flooring and seats at Arena and decrease sports overlapping.
 Replace existing bleacher seating with self-extending seats and handrails.
 Provide additional bleachers on Arena floor.
 Convert Magnolia Room into hospitality room/box seats for Arena events.
 Provide floor-mounted basketball goals to increase head clearance for large events.
 Provide acoustical separation of Exhibit Hall and Arena.
 Provide acoustical treatments.
 Upgrades to A/V + Technology.
 Update finishes.
 Better building circulation to decrease traffic through Arena.



IDEAS



ARENA BOX SEATS

ARENA BOX SEATS

IDEAS



EXHIBIT HALL - STORAGE IN SPACE



EXHIBIT HALL - FINISHES

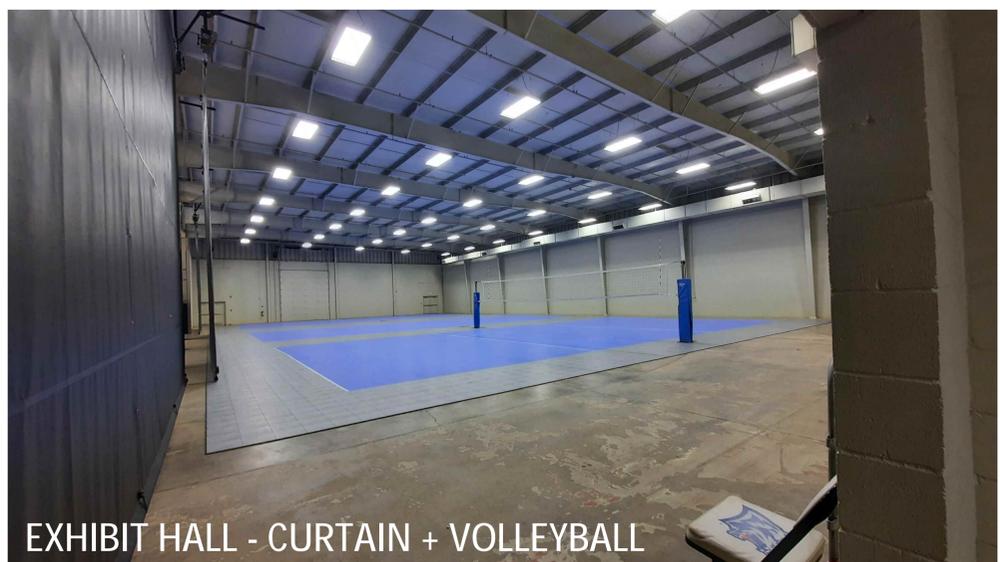


EXHIBIT HALL - CURTAIN + VOLLEYBALL

Challenges

- Manpower to install/uninstall flooring.
- Space must maintain flexibility for wide variety of events.
- Room for large events/banquets.
- Kitchen for large events/banquets.
- Sports practices overlap.
- Storage for sports equipment in space.
- Sound transmission into Arena.
- A/V + Technology.
- Original finishes.
- Access through Arena.

Opportunities

- Provide additional Exhibit Hall space to limit changing flooring and decrease sports overlapping. Include kitchen.
- Create flexible meeting rooms & banquet space with use of operable partitions.
- Provide acoustical separation of Exhibit Hall and Arena.
- Upgrades to A/V + Technology.
- Update finishes.
- Connect addition to west corridor to improve building circulation and decrease traffic through Arena.

EXISTING CONDITIONS

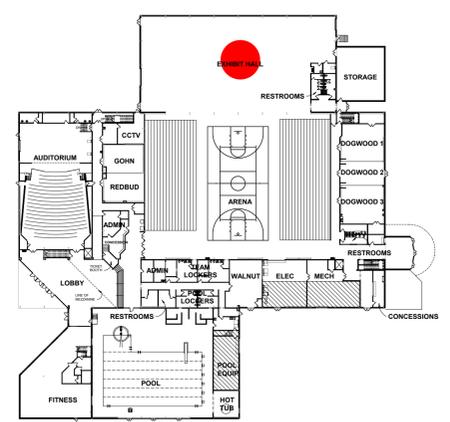


EXHIBIT HALL: VERSATILE FINISHES



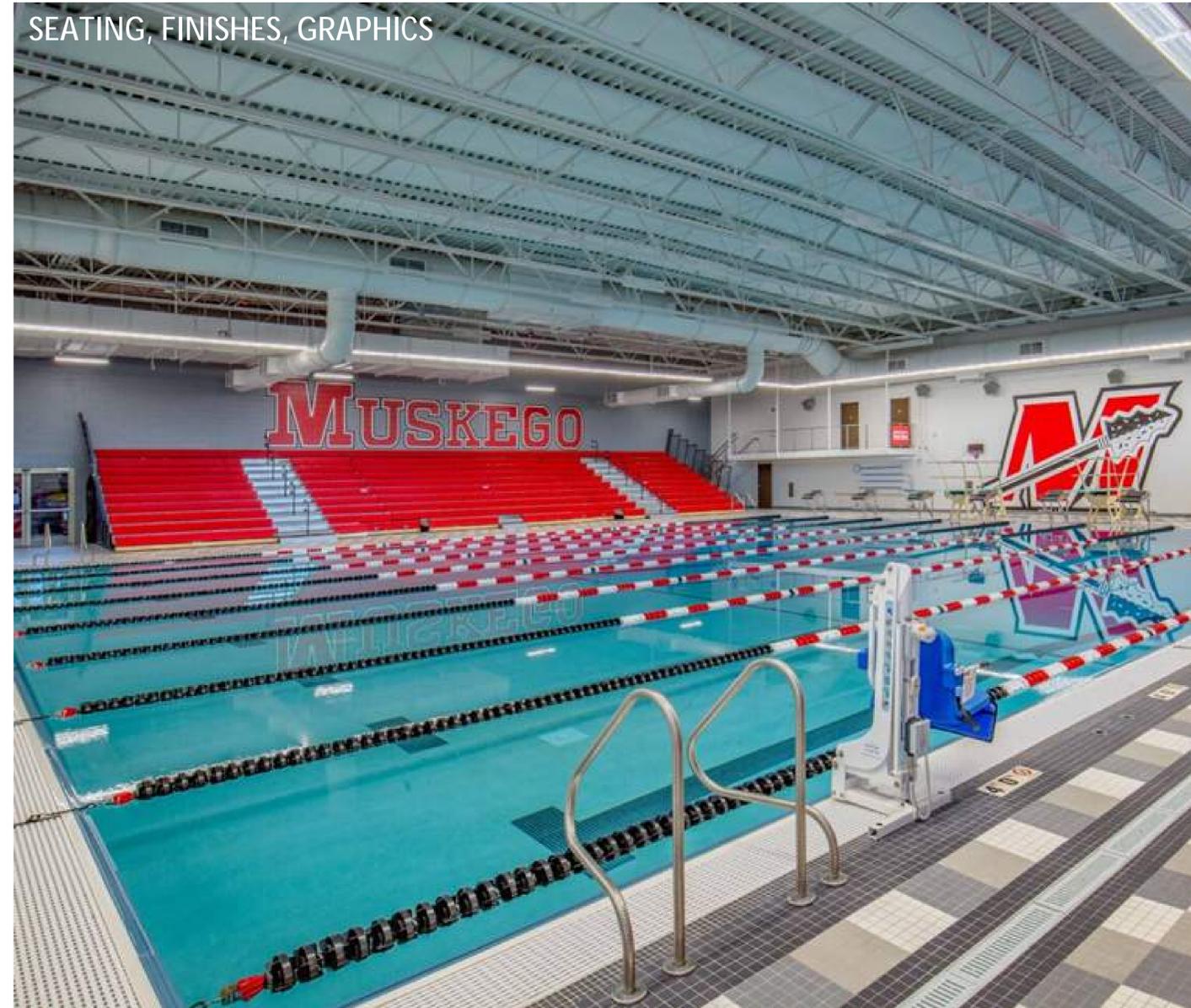
EXHIBIT HALL: OPERABLE PARTITIONS



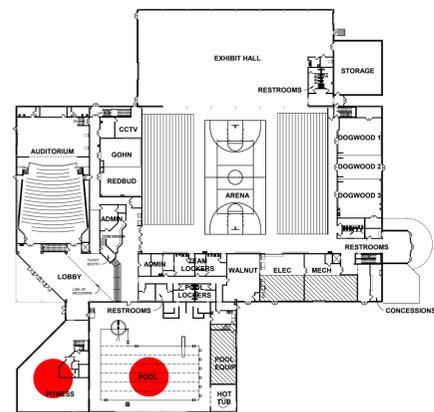
EXHIBIT HALL: DARK COLORS



IDEAS



EXISTING CONDITIONS

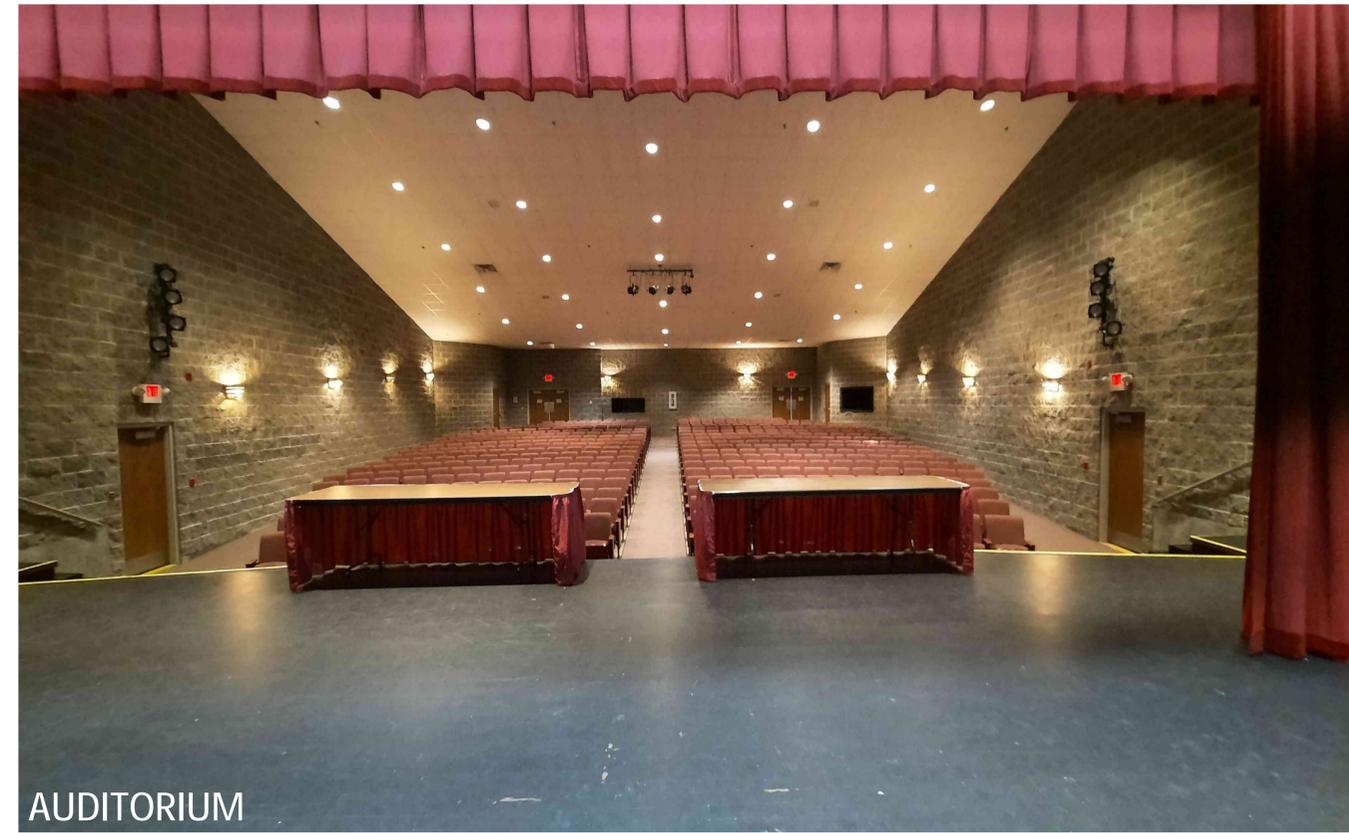


Challenges

- No spectator seating.
- Pool is 25-meter instead of 25-yard.
- Shared Lockers (University, School District, + public).
- Limited Storage.
- Party Room location and size.
- Small hot tub.
- Sound transmission in locker rooms.
- Deck is slippery.
- Original finishes.
- Fitness center has limited hours.

Opportunities

- Add spectator seating.
- Modify pool to decrease length.
- Locker room + storage additions.
- New party rooms with view to pool.
- Replace hot tub with therapy pool.
- New pool deck + update finishes.
- Add Fitness Lockers so hours can be extended.



Challenges

- No ADA access to Stage.
- Sound transmission into Auditorium from corridor.
- No connection between Exhibit Hall and Auditorium for performances. (Requires re-tuning of instruments.)
- No green room. Use adjacent meeting rooms.
- Dressing Rooms are on stage.
- Stage depth is too shallow for some performances.
- Limited seating.
- Original finishes.

Opportunities

- Provide ADA access to Stage.
- Connect to Exhibit Hall through building additions.
- Provide green room, storage, and dressing room addition, allowing for deeper Stage.
- Address acoustical concerns.
- Update finishes.

AUDITORIUM



GREEN ROOM

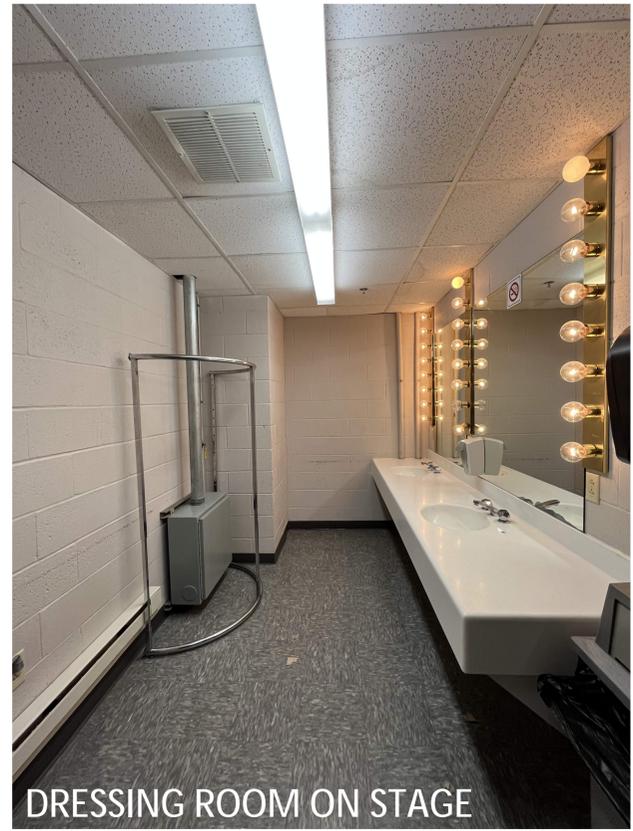
IDEAS



UPDATED FINISHES

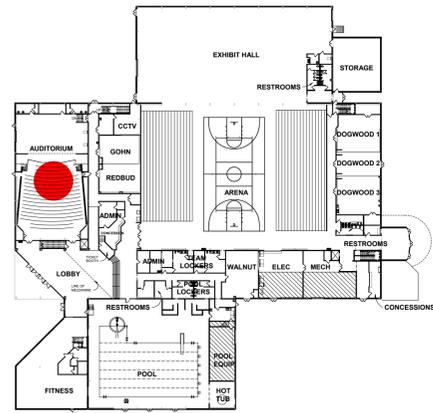


STAGE ACCESS



DRESSING ROOM ON STAGE

EXISTING CONDITIONS



IDEAS

DOGWOOD ROOM



Challenges

- Room for large events/banquets.
- Kitchen for large events/banquets.
- Sound transmission/acoustics.
- A/V + Technology.
- Original finishes.
- Access Dogwood rooms thru Arena.
- No daylight.

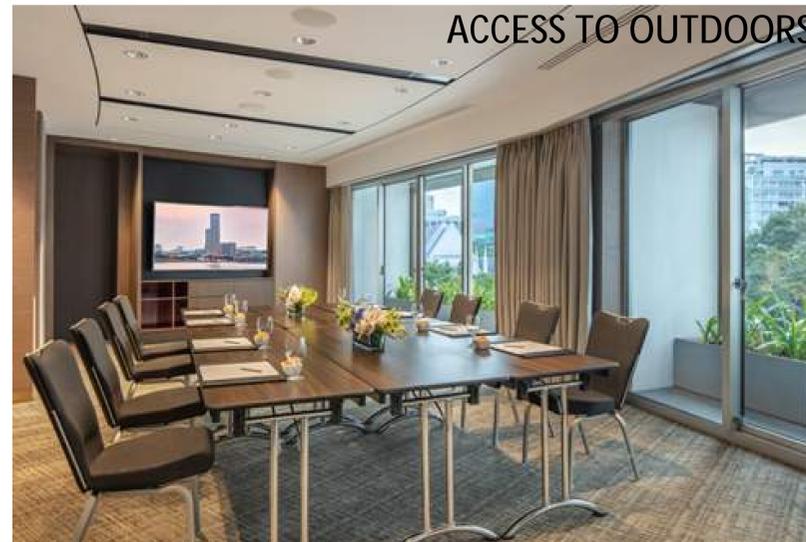
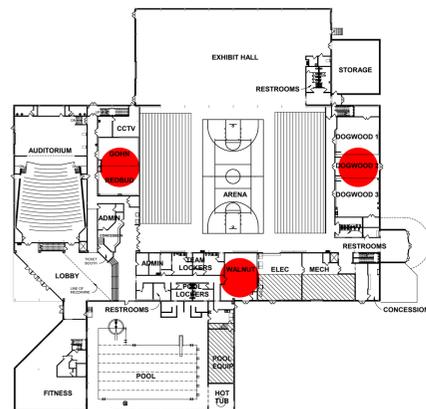
Opportunities

- Add flexible meeting rooms, banquet space, and main-level kitchen.
- Acoustical separation between rooms.
- Upgrades to A/V + Technology.
- Update finishes.
- Improve building circulation to rooms.
- Add windows to existing rooms.
- Create exterior leasable space connected to Dogwood rooms.

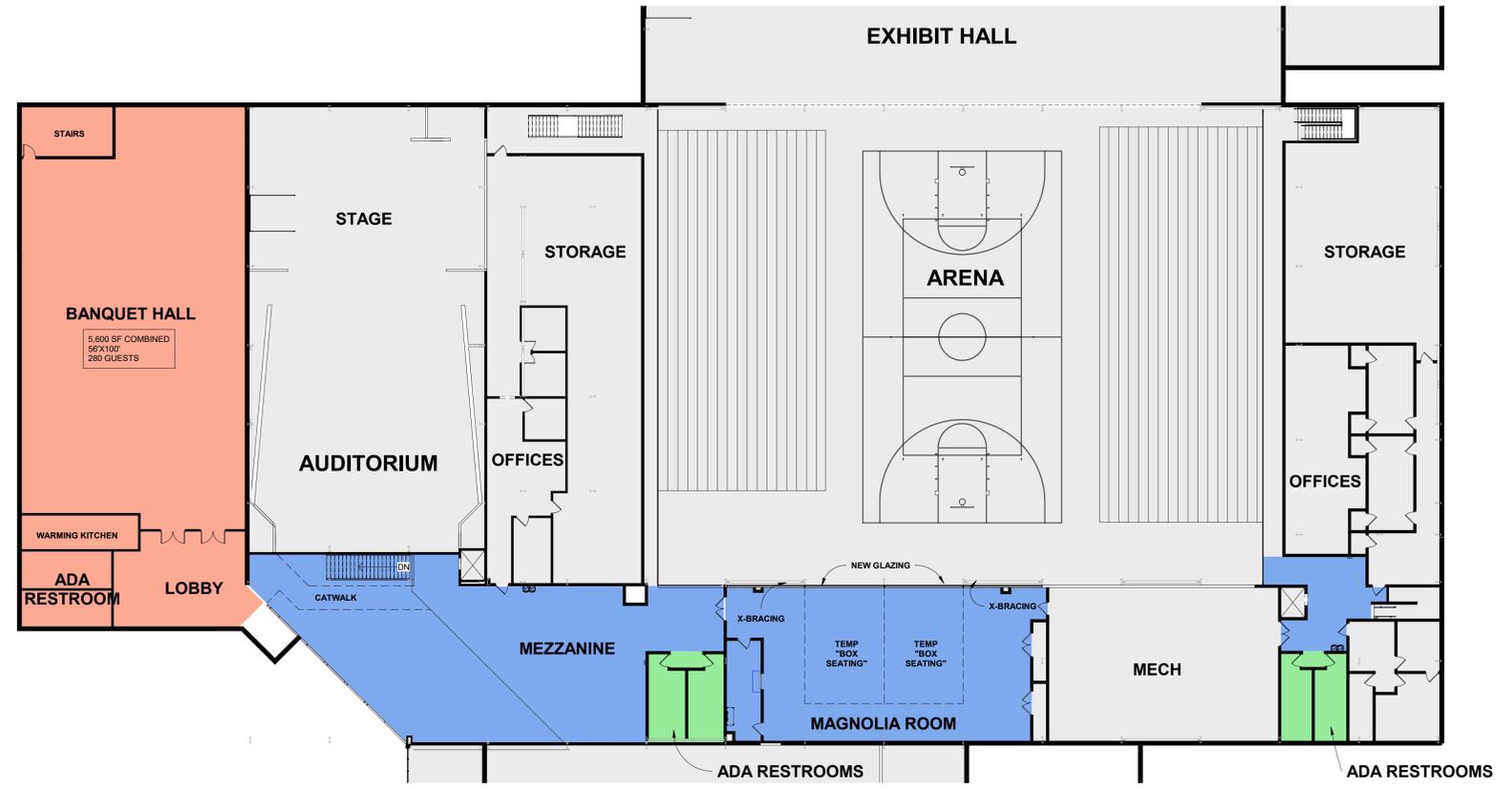
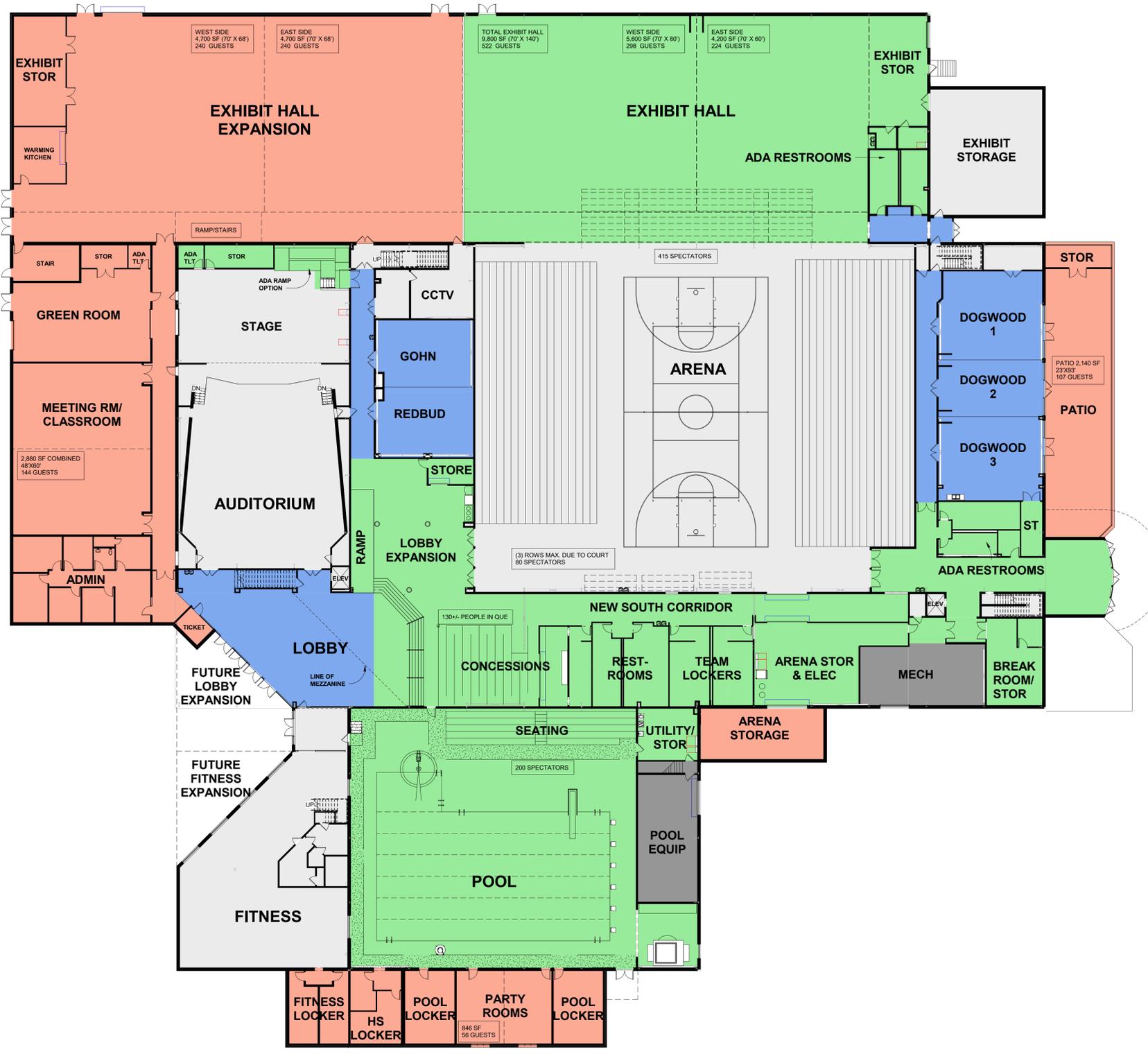
MAGNOLIA ROOM



EXISTING CONDITIONS



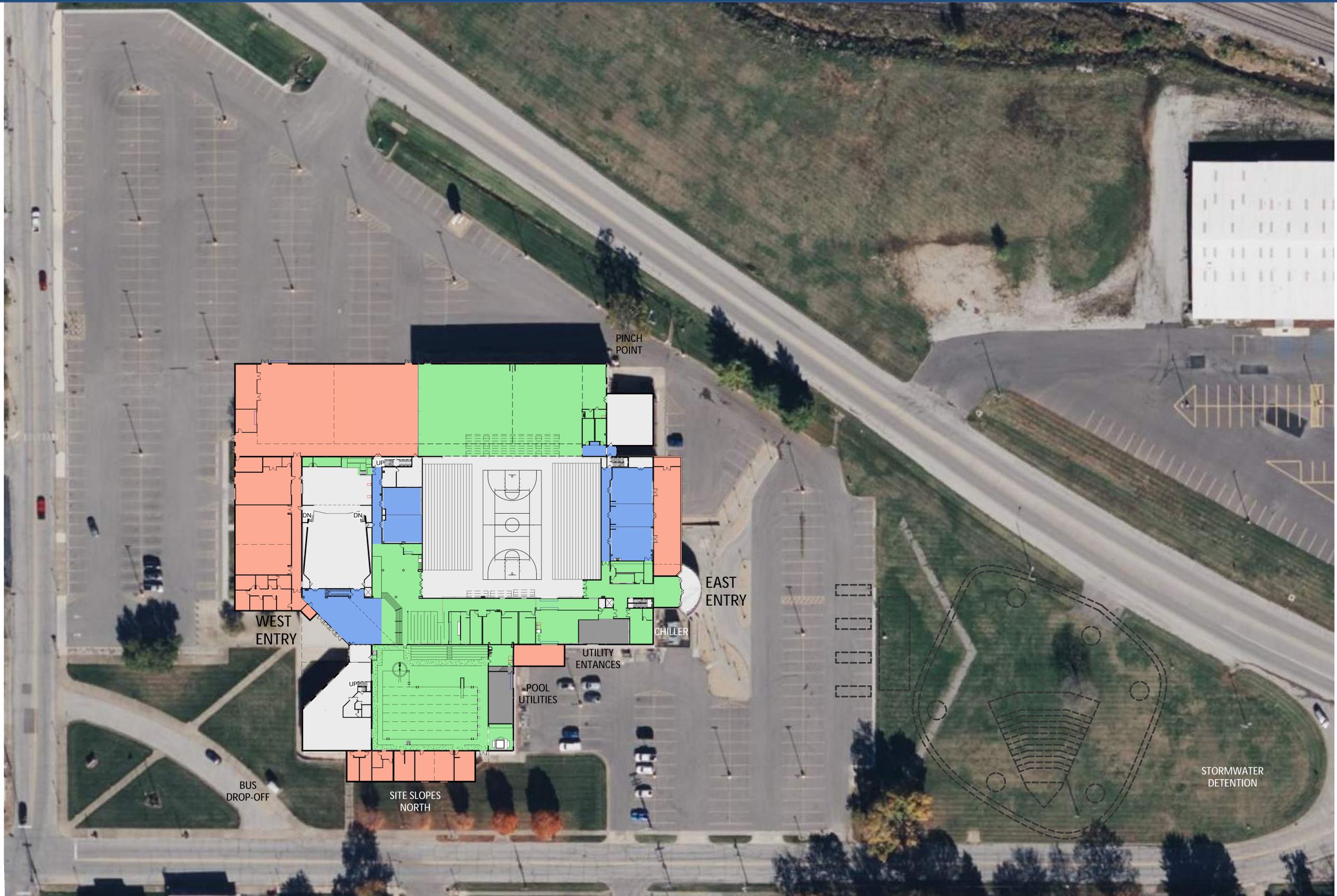
These preliminary floor plans address most of the identified challenges throughout the building, but they are in no way finalized. We welcome your feedback and input to determine the community's top priorities.



- Department Legend
- EXISTING
 - FINISH REFRESH
 - NEW CONSTRUCTION
 - NO RENO ZONE
 - RENOVATIONS

PRELIMINARY FLOOR PLAN - MAIN LEVEL

PRELIMINARY FLOOR PLAN - UPPER LEVEL



Challenges
 Pinch point at northeast corner of building.
 Bus drop-off is disconnected.
 South side slopes toward building.
 Utilities limit building expansion at southeast.
 Chiller is located adjacent to east entrance.
 East entrance and parking is underutilized due to poor interior building circulation.

Opportunities
 Create better bus access.
 Amphitheater.
 Outdoor walking path.
 Fitness circuit training course.
 Multi-use pavilion for events.
 Outdoor secure patio at Dogwood rooms.
 Strategic building additions to minimize loss of parking and utility modifications.

Department Legend

EXISTING
FINISH REFRESH
NEW CONSTRUCTION
NO RENO ZONE
RENOVATIONS



FOOD TRUCK PARK



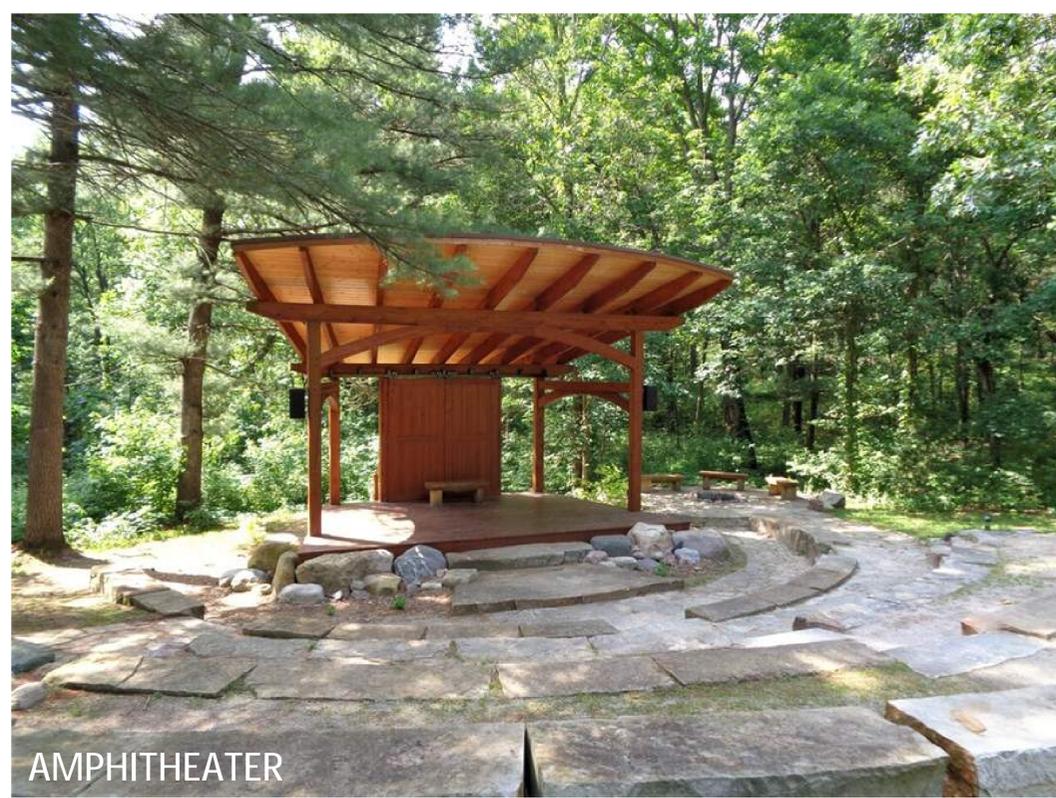
CIRCUIT TRAINING



WALKING PATH



SECURED OUTDOOR PATION / LEASABLE SPACE



AMPHITHEATER



MULTI-USE PAVILION

Please take our
Mentimeter
online survey.
Thank You!

